

## Message Text

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ACTION FBO-01

INFO OCT-01 ARA-03 ISO-00 /005 W  
----- 002158

P 181855Z MAR 74

FM AMEMBASSY LIMA

TO DIA WASHDC

SECSTATE WASHDC PRIORITY 9297

UNCLAS LIMA 2098

DIA WASHDC FOR AA-6; STATE FOR FBO

E.O. 11652: N/A

TAGS: ABLD, PE

SUBJECT: ACQUISITION OF DOD HOUSING

REF: LIMA 1845

1. EMBASSY HAS BEEN ABLE OBTAIN OPTION ONLY UNTIL MARCH 27  
REPEAT MARCH 27 ON THREE SUITABLE PROPERTIES PRESENTLY UNDER  
CONSTRUCTION. THESE PROPERTIES LOCATED IN EXCELLENT FAST  
GROWING NEW RESIDENTIAL AREA TWELVE MINUTES/FIVE MILES FROM  
EMBASSY AND ARE SELLING FAST; ONE THAT WE LOOKED AT AND LIKED  
SATURDAY WAS SOLD MONDAY.

2. ALL THREE PROPERTIES ARE CORNER LOTS WHICH ARE LARGER AND  
MORE DESIRABLE THAN OTHERS. BUILDINGS ARE OF BRICK AND  
REINFORCED CONCRETE CONSTRUCTION WHICH IS COMPLETED. FLOORING,  
CABINETS, ALUMINUM WINDOW FRAMES, DOORS, ETC. ARE BEING  
INSTALLED AND SHOULD BE FINISHED IN TWO/THREE MONTHS AT WHICH  
TIME BUILDINGS WILL BE READY FOR OCCUPANCY.

3. BUILDING A: 2'080,350 SOLES, 282 SQ.MT. CONSTRUCTED, 390.35  
SQ.MT. AREA, LOT MZ-N3-10.

BUILDING B: 2'045,960 SOLES, 290 SQ.MT. CONSTRUCTED, 455.96  
SQ.MT. AREA, LOT MZ-J3-1.

BUILDING C: 1'929,180 SOLES, 280 SQ.MT. CONSTRUCTED, 379.58  
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SQ.MT. AREA, LOT MZ-M3-9.

ALL BUILDINGS ARE LOCATED IN LIMA DISTRICT 34, KNOWN AS SURQUILLO. THE PROJECT IS OWNED AND CONSTRUCTED BY PROVICASA AND FINANCED BY THE NATIONAL BANK.

4. TWO APPRAISALS WOULD COST APPROXIMATELY 30,000 SOLES (692 DOLLARS) EACH OR ONE HALF OF ONE PERCENT OF THE EVALUATION. EMBASSY WAS ABLE TO OBTAIN GRATIS, OPINION OF UNINTERESTED CONSTRUCTION FIRM AND REAL ESTATE OFFICE. BOTH REVIEWED PLANS AND INSPECTED PROPERTY SEPARATELY. BOTH STATED ASKING PRICE FOR THE THREE PROPERTIES HIGH BY ABOUT \$4600 IN TOTAL. HOWEVER, WITH RISING COST OF BUILDING MATERIALS (I.E. PAINT UP FROM 198 SOLES TO 340 SOLES IN PAST 4 MONTHS), IT IS DOUBTFUL THAT IF SIMILAR HOUSES WERE TO BEGIN CONSTRUCTION TODAY THEY COULD BE FINISHED ANYWHERE NEAR THE PRICES NOW BEING ASKED FOR THESE HOUSES.

5. THE LOCATION OF THE 3 HOUSES WITHIN 3 CITY BLOCKS OF EACH OTHER IS VERY DESIRABLE TO DAO AND SHOULD BE CONSIDERED A SIGNIFICANT ADVANTAGE FROM VIEWPOINT OF TRANSPORTATION.

6. ESTIMATE THAT AN ADDITIONAL 1,500 DOLLARS WOULD BE NEEDED FOR EACH BUILDING FOR HOT WATER HEATER, LIGHT FIXTURES, CURTAIN RODS, ETC. NOT SUPPLIED WITH NEWLY CONSTRUCTED BUILDING.

7. SURROUNDING PROPERTIES ARE BEING BOUGHT BY DEPUTY MANAGERS OF STORES, BANKS, ETC.

8. THIS IS A NEW AREA AND NEW WATER, SEWAGE AND POWER LINES HAVE BEEN BROUGHT INTO THE AREA, WHICH SHOULD BE ADEQUATE.

9. MAP OF CITY, FLOOR PLANS, PHOTOS BEING HAND CARRIED TO FBO BY GSO SECRETARY MISS RITA IIDA WHO WILL BE IN WASHINGTON TUESDAY, MARCH 19. SHE CAN ANSWER ANY ADDITIONAL QUESTIONS.

10. CAPTAIN SEARL, DEFENSE ATTACHE, AND DAO STAFF HAVE SEEN AND APPROVED PROJECT.

11. TOTAL FUNDS ALLOTTED \$135,000 AT 43.38 EQUAL 5'856,300 SOLES.

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TOTAL COST THREE PROPERTIES: 6'055,490

LESS 5 PERCENT CASH DISCOUNT: 302,774

5'752,716

LEGAL FEES THREE PROPERTIES: 42,000

TOTAL: 5'794,716

BALANCE FOR SURVEY: 61,584 SOLES

FOREIGN OFFICE VERBALLY ADVISES THAT EMBASSY WILL BE EXEMPT  
FROM TAXES ON TRANSFER.

13. REQUEST TELEGRAPHIC APPROVAL TO PROCEED PRIOR TO MARCH 27.  
BELCHER

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